

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE
"DISTRICT")
HELD
FEBRUARY 1, 2022

A special meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, February 1, 2022, at 9:00 a.m. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Amy Cara, President
Derrick Walker, Assistant Secretary
Lindsay Belluomo, Assistant Secretary

Assistant Secretary Lambiotte and Secretary Fine were absent and excused.

Also, In Attendance Were:

Anna Jones, Jenny Hackelman and Deb Sedgeley; CliftonLarsonAllen LLP
Dianne Miller and Rhonda Bilek; Miller & Associates Law Offices, P.C.
A.J. Zabbia, 68 West Engineers
Amanda Miller, Downtown Denver Partnership
Cole Kralik, Allied Universal
Jen Black, 16th Street & Chestnut

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Director Cara called the meeting to order at 10:24 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the agenda as presented.

Disclosures of potential conflicts of interest: Ms. Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may be appropriate prior to taking official action at the meeting and that written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting. The directors then reviewed the agenda for the meeting and previous written disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

Director Fine disclosed his interests as an owner of property located in the District and an employment relationship with Focus Property Group, which manages property located within and without the boundaries of the District. He

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also disclosed that he is on the board of the Central Platte Valley Coordination Metropolitan District and the RiNo Business Improvement District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Lambiotte disclosed his interests as an owner of property located in the District and an employment relationship with East West Partners (affiliate of Union Center, LLC, and hired by Chestnut Denver, LLC under a development management agreement for the 16 Chestnut Building). He also disclosed that he is on the boards of the Denver Union Station Metropolitan District Nos. 1-5 and the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Walker disclosed his interests as an owner of property located in the District. He also disclosed that he is an owner of Infield, which has an equity interest in the operating company that owns and manages 1801 Wewatta Street, Denver, Colorado, 80202. He also disclosed that he is on the board of the Central Platte Valley Coordination Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Belluomo disclosed her interests as an owner of property located in the District. She also disclosed she is on the Board of the Central Platte Valley Metropolitan District. She also disclosure her employment as Property Manager at 1601 Wewatta (a building within the District), which is owned by Morgan Stanley. This disclosure is associated with the approval of items on the agenda that may affect her interests.

Written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting.

Quorum, location of meeting, and posting of meeting notice: It was noted that a quorum was present allowing the Board to act on all matters to come before them at this meeting. Directors Lambiotte and Fine were absent and excused. The Board confirmed the location of the meeting and the posting of the meeting notice.

Public comment: None.

CONSENT AGENDA

Minutes of the January 13, 2022 Special Meeting:

December 31, 2021 Financial Statements and Cash Position Report:

Current Claims:

Information items:

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Other:

Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved and accepted the Consent Agenda items.

FINANCIAL ITEMS

2021 Audit Engagement Letter from Simmons & Wheeler, P.C.: Ms. Sedgeley reviewed the Engagement Letter with the Board. Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the 2021 Audit Engagement Letter from Simmons & Wheeler, P.C. as presented.

Other: None.

**ENGINEER'S
REPORT - A.J.
ZABBIA**

Holiday lighting update: Mr. Zabbia provided an update to the Board regarding holiday lighting, noting that the holiday lighting will be taken care of after the trees.

Millennium Bridge painting update: Mr. Zabbia stated that there are no updates at this time.

Other: None.

MANAGER ITEMS

Other: Ms. Sedgeley noted that she will provide an update to the Board on the Bond refinancing at the March meeting.

DIRECTOR ITEMS

Other: None.

ATTORNEY ITEMS

Other: None.

OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board adjourned the meeting at 10:28 a.m.

Respectfully submitted,

DocuSigned by:

Josh Fine

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Secretary for the Meeting